



SECTION 7. IMPLEMENTATION

The City of Riverside will adopt the Riverwalk Vista Specific Plan by resolution. Following approval by the City, the Riverwalk Vista Specific Plan will serve as the implementation tool for the General Plan as well as the overall development standards for the Project Site. Concurrently with the adoption of the Specific Plan, the City Planning Commission will also approve Tentative Tract Map 32772 establishing legal residential lots for Planning Area 2 of Riverwalk Vista.

7.1 INTERPRETATION

Unless otherwise provided, any ambiguity concerning the content or application of the Riverwalk Vista Specific Plan shall be resolved by the City of Riverside Zoning Administrator or his/her designee in a manner consistent with the goals, policies, purpose and intent established in this Specific Plan.

7.2 IMPLEMENTATION OF DESIGN GUIDELINES

Adoption of the Riverwalk Vista Specific Plan by the City includes adoption of the design guidelines contained herein, which shall be the design criteria by which development projects within Riverwalk Vista will be reviewed during the design review process. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of developer projects during design review.

7.3 DESIGN REVIEW

All development projects within Riverwalk Vista shall be subject to the design review process as established in the City's Zoning Code. Pursuant to these provisions, approval of a project through the design review process constitutes approval of project architecture, site plans, and landscape plans for development. Adoption of the Riverwalk Vista Specific Plan includes adoption of the development regulations and design guidelines contained within the Specific Plan. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria.



7.4 DENSITY ALLOCATIONS

The Riverwalk Vista Land Use Plan allocates density to each residential village. Variations in density allocations per village may occur at the time of final design of the village depending upon the residential product identified for development. Variations in allocation of density within the villages of the Riverwalk Vista Specific Plan is permitted provided the density variation does not exceed 20% and the maximum dwelling unit count of 402 units established for the Specific Plan is not exceeded.

7.5 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

7.5.1 Minor Modifications

The following constitute minor modifications to the Specific Plan, not requiring a Specific Plan Amendment, and are subject to review and approval by the Zoning Administrator. The Zoning Administrator shall have the discretion to refer any such request for modification to the Planning Commission or the City Council.

- a) Change in utility and/or public service provider.
- b) Collector roadway alignment when the change results in a centerline shift of less than 250 feet.
- c) An increase of more than twenty percent (20%) to the number of units within an individual village provided the total number of units for the entire Specific Plan area does not exceed that established in the Specific Plan.
- d) Adjustment of a village boundary provided the total acreage of the affected area does not increase or decrease by more than 20% of the total stated in the approved Specific Plan.
- e) Minor changes to adopted development standards provided the change does not result in a change of over ten (10)% to an adopted development standard.
- f) Minor changes to landscape materials, wall materials, wall alignment, entry design, and streetscape design which are consistent with the conceptual design set forth in the design guidelines contained within the Specific Plan.

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- g) Minor changes to the design guidelines, which are intended to be conceptual in nature only, and are intended to be flexible in implementation.
- h) Other modifications of a similar nature to those listed above, which are deemed minor by the Zoning Administrator, which are in keeping with the purpose and intent of the approved Riverwalk Vista Specific Plan and which are in conformance with the General Plan.

7.5.2 Specific Plan Amendments

Amendments to the Riverwalk Vista Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65453(a) of the Government Code. Amendments shall be processed pursuant to the provisions of the Government Code for Specific Plan Amendments. In the event the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) are responsible for preparing the necessary CEQA documentation.

7.6 APPEALS

Appeals from any determination of the Zoning Administrator shall be made to the Planning Commission. The applicant(s) shall have the right to appeal the decision of the Zoning Administrator or Planning Commission on any determination by filing an application on forms provided by the City of Riverside within ten (10) calendar days following the final date of action for which an appeal is made. Appeals shall be processed consistent with the provisions of Article 5, "Appeals" of the City of Riverside Development Code.

7.7 COMPLIANCE WITH MITIGATION MONITORING PLAN

The City of Riverside has previously certified the La Sierra Specific Plan EIR and has adopted an EIR Addendum to the La Sierra Specific Plan EIR concurrently with the adoption of the Riverwalk Vista Specific Plan. Development within the Riverwalk Specific Plan area shall comply with all applicable mitigation measures as described in the Mitigation Monitoring Program included as part of the EIR Addendum to the La Sierra Specific Plan EIR.

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7.8 PROJECT FINANCING

Construction of public improvements to serve the Riverside Vista Specific Plan will be financed through private funding and public funding mechanisms as approved by the City of Riverside.

7.9 PROJECT PHASING

Phasing of the Riverwalk Vista Specific Plan will meet the following objectives:

- Orderly build-out of the community based upon market and economic conditions.
- Provision of adequate infrastructure and public facilities concurrent with development of each phase.
- Protection of public health, safety and welfare.

The Riverwalk Vista "Phasing Map," Exhibit 60, illustrates the development phasing plan for the Project Site.

7.9.1 Residential Development

The phasing of residential development areas will be determined by the developer. The development of residential uses will be implemented through the recordation of final tract maps and design review approval for each village as developed. Appropriate levels of infrastructure and community facilities will be installed and public services will be available to serve each phase of residential development as it occurs.

- a. The timing for installation of infrastructure and utilities and the provision of public services for development within Riverwalk Vista will be determined as part of the City's approval of Tentative Tract Map 32772 for Planning Area 2.
- b. The City of Riverside will be responsible for the improvement of La Sierra Avenue pursuant to the City's schedule for completion of improvements.
- c. The required improvements to Indiana Avenue, Vallejo Street, and Arizona Avenue, will be completed by the developer of Riverwalk Vista pursuant to the requirements of the conditions of approval established for Tentative Tract Map 32772.

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- d. Grading and installation of backbone infrastructure within Planning Area 2 to serve the residential portion of Riverwalk Vista will be completed as necessary to complete a phase of development. Following completion of the initial phase of grading and infrastructure installation, the developer will construct model complexes for each of the product types within the three villages of Riverwalk Vista.
- e. Phase 1 is anticipated to include portions of Village 1, Village 2 and Village 3, along with the Primary Active Open Space area. Phase 2 is anticipated to include the remaining portions of Villages 1 and 2, along with an additional portion of Village 3. Phase 3 of development is anticipated to include the remaining portion of Village 3.

7.9.2 Commercial Development

The phasing of commercial development within Planning Area 1 will be determined by the developer of Planning Area 1. The development of commercial uses will be implemented through the approval of parcel maps and design review approval for a commercial center. Appropriate levels of infrastructure and community facilities will be installed and public services will be available to serve commercial development as it occurs.

7.9.3 Community Facilities and Services

Consistent with the Phasing Plan, the timing for installation of community facilities and payment of impact fees for public improvements and services for the Riverwalk Vista Specific Plan will be determined as part of the City's approval of development applications in accordance with the provisions of the existing City development impact fee ordinances. Community facilities such as multi-purpose trails will be developed in conjunction with construction of the public street improvements.

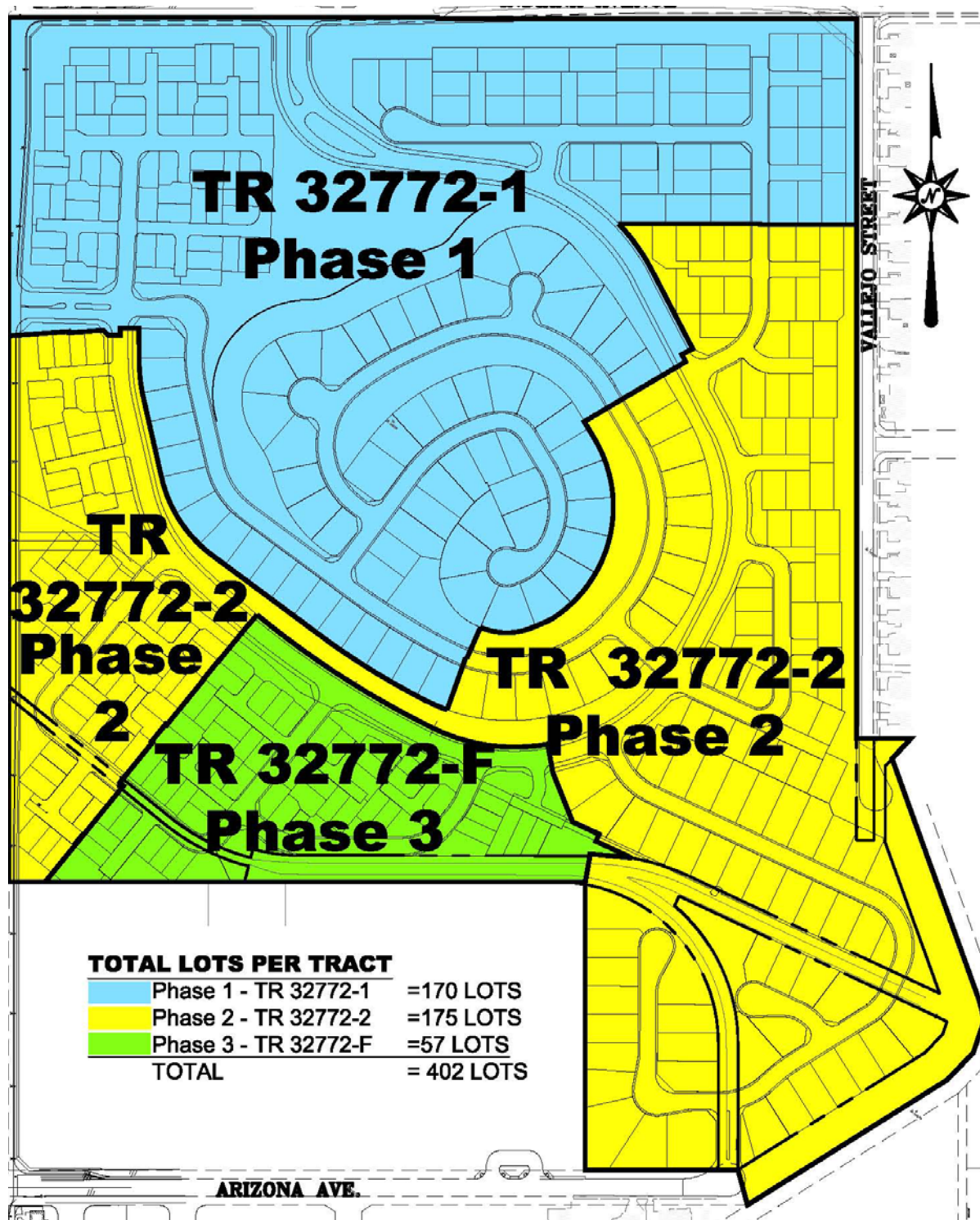


Exhibit 60, "Phasing Map"
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7.10 MAINTENANCE

The public and private improvements constructed as part of Riverwalk Vista will be maintained through a combination of public and private entities as described below and in Table 9.

7.10.1 Public Maintenance

- a. All major arterial and local streets abutting the Project Site will be dedicated as public streets to the City of Riverside and will be maintained by the City. Reverse frontage lot landscaping adjacent to public arterial and local streets and the off-site paseo connection to public streets shall be maintained by an H.O.A. or other methods such as a landscape maintenance district as approved by the City of Riverside.
- b. All on-site water, sewer, and storm drains within the Project Site shall be privately constructed and maintained by the City through access easements granted by the developer to the City for maintenance purposes.
- c. Off-site/off-property infrastructure improvements such as water, sewer, and storm drain facilities constructed by the developer to serve the Project Site will be dedicated to and maintained by the City.
- d. The Arizona Channel located within the Project Site will be maintained by the Riverside County Flood Control District.

7.10.2 Homeowner Association Maintenance

A Homeowner Association(s) will be established for the maintenance of common area landscape and open space improvements within the residential portion of Riverwalk Vista. Private improvements to be maintained by the homeowner association(s) include:

- Private streets, courts, drive aisles, and entry gates
- Parkway improvements along residential streets.
- The active and passive open space areas.



- Walkways, paseos, recreational facilities, and common areas.
- Internal slopes fronting streets and slope areas in the rear of homes.
- Landscape areas adjacent to reverse frontage lots along Indiana, La Sierra, Vallejo, and Arizona.
- All internal open spaces, , and common areas at Project Entries and Village Entries.
- Courts, parkways and landscaping within the residential areas.
- Reverse frontage landscape areas of lots qnd common area facing wall surfaces along interior residential streets shall be maintained by an H.O.A. or other methods such as a landscape maintenance district as approved by the City of Riverside.



Table 9 Maintenance Responsibilities

	City	Special District	Private Homeowners Association	Homeowner/Commercial Center Owner
Landscaped Areas of Public Arterial and Local Streets (La Sierra Ave., Indiana Ave., Vallejo St., and Arizona Ave.)		✓ or	✓	
Private Interior Project Streets (Main Loop Road, Residential Streets)			✓	
Private Residential Courts			✓	
Project Entries and Village Entries			✓	
Driveways and Parking Areas Serving Commercial Areas in Planning Area 1				✓
Arizona Channel		✓		
Off-site and on site water, sewer, and storm drain improvements	✓			
Primary Active Open Space			✓	
Secondary Active Open Space			✓	
Passive Open Space			✓	
Arizona Ave. Paseo		✓ or	✓	
Front Yard Landscaping Village 1, 2 & 3				✓
All Other Landscaped Areas in Villages 2 & 3			✓	
Common Area Facing Wall Surfaces			✓	
Interior Residential Street Landscaping			✓	
Reverse frontage landscape areas and off-site paseo connection (Arizona)		✓ or	✓	